

LANSON'S FARM SUBDIVISION AMENDMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 35, T. 2 N., R. 68 W., 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

SHEET INDEX

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| 1 | COVER SHEET, LEGAL DESCRIPTION, NOTES |
| 2 | DESIGN SHEET |

CERTIFICATE OF OWNERSHIP AND MAINTENANCE:

KNOW ALL MEN BY THESE PRESENTS THAT DAVID P. NELSON FAMILY LIMITED PARTNERSHIP, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, KENT P. NELSON FAMILY LIMITED PARTNERSHIP, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND CAROL N. COBURN FAMILY LIMITED PARTNERSHIP, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO A LOT AS SHOWN HEREON UNDER THE NAME OF **LANSON'S FARM MINOR SUBDIVISION AMENDMENT**, ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO BEAR NORTH 00°29'42" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE NORTH 00°29'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 173.50 FEET TO A POINT ON THE BOUNDARY OF EMPLOYMENT (E) PARCEL 1 AS DESCRIBED IN THE ZONING AMENDMENT MAP RECORDED UNDER RECEPTION NO. 3349255 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 52, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;
THENCE ALONG THE BOUNDARY OF SAID EMPLOYMENT (E) PARCEL 1 AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE NORTH 89°30'18" WEST, A DISTANCE OF 25.70 FEET;
- 2) THENCE SOUTH 44°42'13" WEST, A DISTANCE OF 141.90 FEET;
- 3) THENCE SOUTH 89°42'50" WEST, A DISTANCE OF 1708.98 FEET;
- 4) THENCE SOUTH 89°52'12" WEST, A DISTANCE OF 780.35 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°20'12" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1805.56 FEET;
THENCE NORTH 89°41'34" EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 702.36 FEET TO A POINT ON THE BOUNDARY OF SAID EMPLOYMENT (E) PARCEL 1;
THENCE ALONG THE BOUNDARY OF SAID EMPLOYMENT (E) PARCEL 1 THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE SOUTH 02°17'22" EAST, A DISTANCE OF 307.48 FEET;
- 2) THENCE SOUTH 50°59'58" EAST, A DISTANCE OF 1191.94 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38°30'20", A RADIUS OF 150.00 FEET, AND AN ARC LENGTH OF 100.81 FEET;
- 4) THENCE SOUTH 89°30'18" EAST, A DISTANCE OF 875.39 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35;
- 5) THENCE SOUTH 00°29'42" WEST, ALONG SAID EAST LINE, A DISTANCE OF 600.04 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS A CALCULATED AREA OF 3,014,791 SQUARE FEET, OR 69.210 ACRES, MORE OR LESS.

OWNER:

OWNER: DAVID P. NELSON FAMILY LIMITED PARTNERSHIP, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: David P. Nelson

STATE OF COLORADO }
COUNTY OF Boulder } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF August, 2009, BY David P. Nelson AS General Partner OF

DAVID P. NELSON FAMILY LIMITED PARTNERSHIP, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 7-23-11

ADDRESS _____

OWNER:

OWNER: KENT P. NELSON FAMILY LIMITED PARTNERSHIP, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: Kent P. Nelson

STATE OF COLORADO }
COUNTY OF Boulder } SS

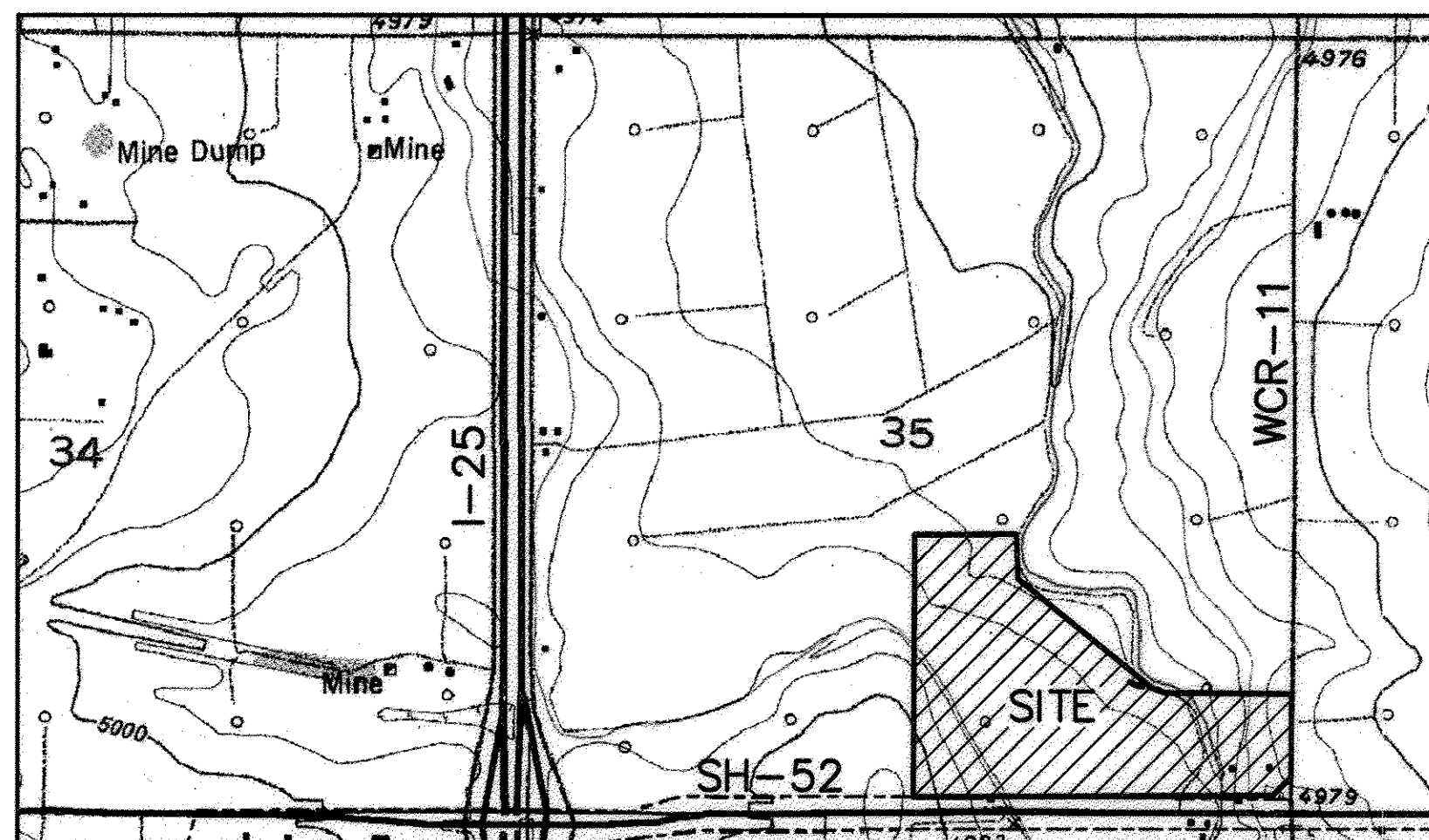
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF August, 2009, BY Kent P. Nelson AS General Partner OF

KENT P. NELSON FAMILY LIMITED PARTNERSHIP, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 7-23-11

ADDRESS _____



VICINITY MAP
NO SCALE

OWNER:

OWNER: CAROL N. COBURN FAMILY LIMITED PARTNERSHIP, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: Carol N. Coburn

STATE OF COLORADO }
COUNTY OF Boulder } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF August, 2009, BY Carol N. Coburn AS General Partner OF

CAROL N. COBURN FAMILY LIMITED PARTNERSHIP, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 7-23-11

ADDRESS _____

NOTES:

1. **NOTICE:** ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, ACCESSORY OR LEGAL LAND BOUNDARY MONUMENT COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CARROLL & LANGE, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CARROLL & LANGE, INC. RELIED UPON THE TITLE COMMITMENT OF LAND TITLE GUARANTEE COMPANY'S COMMITMENT NO. FCC25084255-7, EFFECTIVE DATE MARCH 18, 2009 AT 5:00 P.M.

4. BASED ON A GRAPHICAL REPRESENTATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 080266 0863 C WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 1982, THE SUBJECT PROPERTY LIES WITHIN ZONE "C". ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING".

5. BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, T2N, R68W, OF THE 6TH P.M. IS ASSUMED TO BEAR NORTH 00°29'42" EAST, WITH THE EAST QUARTER CORNER OF SAID SECTION 35 BEING A 3-1/4" BLM BRASS CAP STAMPED "1952" AND THE SOUTHEAST CORNER OF SAID SECTION 35 BEING A 2-1/4" ALUMINUM CAP STAMPED "LS 13482, 1999" AS SHOWN ON SHEET 2 OF 2.

6. DATE OF FIELD WORK: SEPTEMBER, 2008 AND JUNE, 2009.

7. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

NOTES--CONTINUED:

8. THERE ARE TWO DIFFERENT MONUMENTS THAT ARE OCCASIONALLY USED FOR THE SOUTHEAST CORNER OF SECTION 35. THIS PLAT RECOGNIZES THE 2-1/2" ALUMINUM CAP, IN RANGE BOX, THAT WAS SET BY ALLAN FREDENBURG, LS 13482, IN 1999.

9. THE EASEMENTS DESCRIBED IN BOOK 1443 AT PAGE 160 DO NOT SPECIFY WHICH MONUMENT WAS USED FOR THE SOUTHEAST CORNER OF SECTION 35. THIS SURVEY HAS RELIED UPON THE "NELSON - LANSON'S FARM - ZONING AMENDMENT MAP", RECORDED AT RECEPTION NO. 3349255, FOR THE LOCATION OF THESE EASEMENTS.

10. THE CIRCLES AROUND THE WELLS INDICATE SETBACKS IN ACCORDANCE WITH THE TOWN OF FREDERICK. THEY ARE AS FOLLOWS:

- 75' RADIUS - SETBACK FOR STREETS AND RIGHTS-OF-WAY
- 150' RADIUS - SETBACK FOR LOT LINES
- 200' RADIUS - SETBACK FOR BUILDINGS
- 350' RADIUS - SETBACK FOR BUILDINGS OF ASSEMBLY

11. DEVELOPMENT OF THIS SITE IS SUBJECT TO RESOLUTION 09R023 APPROVED BY THE BOARD OF TRUSTEES MAY 26, 2009; WHICH WAIVED CERTAIN PROVISIONS OF THE LAND USE CODE AND ESTABLISHED CERTAIN TERMS AND CONDITIONS FOR FUTURE DEVELOPMENT.

12. THIS PLAT'S MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

13. THERE IS A POTENTIAL THAT THE PROPERTY MAY BE UNDERMINED. THIS MAY NECESSITATE THE NEED FOR A SUBSIDENCE STUDY AND FOR STRUCTURALLY ENGINEERED FOUNDATIONS.

14. THE PROPERTY OWNER ACKNOWLEDGES THAT MINERAL OWNERS AND LESSEES HAVE REAL PROPERTY INTERESTS THAT ENTITLE THEM TO SURFACE USE IN ACCORDANCE WITH COLORADO STATE STATUTES AND APPLICABLE COLORADO OIL AND GAS CONSERVATION COMMISSION REGULATIONS. (DEPARTMENT OF PLANNING SERVICES)

15. ALL PROPOSED OR EXISTING STRUCTURES WILL OR DO MEET THE MINIMUM SETBACK AND OFFSET REQUIREMENTS FOR THE ZONE DISTRICT IN WHICH THE PROPERTY IS LOCATED. PURSUANT TO THE DEFINITION OF SETBACK IN THE ~~WELD COUNTY~~ CODE, THE REQUIRED SETBACK IS MEASURED FROM THE FUTURE RIGHT-OF-WAY LINE. ~~TOWN~~

* NO BUILDING OR STRUCTURE AS DEFINED AND LIMITED TO THOSE OCCUPANCIES LISTED AS GROUPS A, B, C, D, E, F, G, H, I, M, AND R IN SECTION 302.1 OF THE 2005 INTERNATIONAL BUILDING CODE, SHALL BE CONSTRUCTED WITHIN A 200-FOOT RADIUS OF ANY TANK BATTERY OR WITHIN A 150-FOOT RADIUS OF ANY WELLHEAD. ANY CONSTRUCTION WITHIN A 200-FOOT RADIUS OF ANY TANK BATTERY OR WITHIN A 150-FOOT RADIUS OF ANY WELLHEAD SHALL REQUIRE A VARIANCE FROM THE TERMS OF THE ~~SECTION 302.1~~ ~~OF THE WELD COUNTY~~ CODE.

16. THIS PARCEL MAY BE REQUIRED TO CREATE OR BE SUBJECT TO COVENANTS, CODES AND RESTRICTIONS ESTABLISHED AT TIME OF SITE DEVELOPMENT APPLICATION.

17. THE SITE IS CURRENTLY ADDRESSED 4949 HWY 52. ADDRESSING IS SUBJECT TO CHANGE OR MODIFICATION UPON SITE DEVELOPMENT OR RE-SUBDIVISION. AN ADDRESS PLAT MAY BE REQUIRED BY THE TOWN PRIOR TO APPROVAL OF ANY DEVELOPMENT.

18. SITE DEVELOPMENT MAY BE SUBJECT TO VARIOUS ON AND OFF SITE PUBLIC IMPROVEMENTS AND OTHER REQUIREMENTS TO BE DETERMINED IN ACCORDANCE WITH TOWN CODE AND POLICY IN EFFECT AT THE TIME OF DEVELOPMENT. A PUBLIC IMPROVEMENT AGREEMENT OR AMENDMENTS TO ANY EXISTING AGREEMENTS MAY BE REQUIRED PRIOR TO APPROVAL OF ANY SITE DEVELOPMENT, AS DETERMINED BY THE TOWN.

SURVEYOR'S CERTIFICATE:

I, WILLIAM F. HESSELBACH, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL MINOR SUBDIVISION AMENDMENT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL ~~MINOR~~ SUBDIVISION AMENDMENT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 31st DAY OF August, 2009.

William F. Hesselbach, Jr. 03/31/09
WILLIAM F. HESSELBACH, JR., PLS 25369

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION PLAT MAP OF **LANSON'S FARM MINOR SUBDIVISION AMENDMENT** IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK STAFF THIS 31st DAY OF August, 2009, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

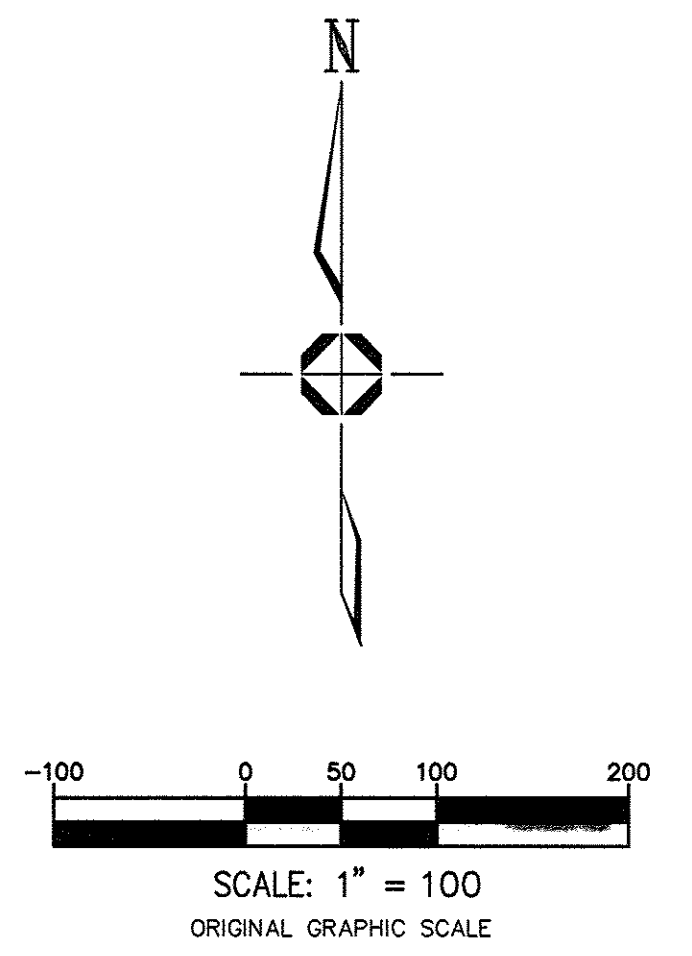
T. J. C. Th
STAFF PLANNER

ENGINEER/SURVEYOR

 **Carroll & Lange**
Professional Engineers & Land Surveyors
160 South Union Blvd., Suite 150
Lakewood, Colorado 80228
(303) 980-0200

PART OF THE SOUTHEAST QUARTER OF SECTION 35, T. 2 N., R. 68 W., 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

3646070 09/01/2009 10:22A Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder



SECTION CORNER

● FOUND NO. 5 REBAR WITH ORANGE
PLASTIC CAP LS. 28286

○ SET NO. 5 REBAR WITH ORANGE
PLASTIC CAP LS. 25369

IRRIGATION CANAL



Carroll & Lange inc
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

POINT OF COMMENCEMENT
SE COR. SECTION 35
FND. 2-1/2" ALUM. CAP,
LS 13482 IN RANGE BOX, ACCEPTED;
ALSO FND. 2-1/2" ALUM. CAP,
LS 23513 IN RANGE BOX, S80°29'51"W, 7.24'
NOT ACCEPTED. SEE NOTE NO. 10

P.O. Box 432
 Lansing, CO 80520